



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____
between _____ ("Buyer")
and Douglas Sales MaryLou Sales ("Seller")
concerning 9808 Ne 140th Pl Kirkland WA 98034 ("the Property").

Seller has given or is giving Buyer the following Inspection Report(s) concerning the Property (check all that apply):

- Whole House Inspection
- Sewer Inspection
- Pest Inspection
- Other: _____

The Inspection Report(s) are intended to be a part of any Seller Disclosure Statement (NWMLS Form 17) that is provided in this transaction, whether or not the two documents are attached to each other. The Inspection Report(s) were procured by Seller and are provided for informational and disclosure purposes only. The Inspection Report(s) are not intended to constitute a warranty, either express or implied, about the condition of the Property. Buyer is advised to procure their own inspections from professional inspectors chosen by Buyer or hire the inspectors that prepared the Inspection Report(s). Buyer has the opportunity to inspect the Property to Buyer's satisfaction.

Douglas Sales 3/8/24
Seller DATE

MaryLou Sales 2/8/24
Seller DATE

Buyer's Acknowledgment of Receipt

The undersigned Buyer acknowledges receipt of the foregoing Notice and the above-referenced Inspection Report(s).

Buyer DATE

Buyer DATE

**Douglas and MaryLou Sales
9808 NE 140th PI
Kirkland WA 98034**

Per the seller, the following items listed on the pre-sale inspection summary dated February 14, 2024 are being corrected by the seller as part of preparation for sale in good faith.

1) The following actions items have been completed by seller as of 2/20/24

- A. Garage. GFCI replaced. Unprotected receptacles are corrected. Reverse polarity is corrected.
- B. Bathroom – Corrected GFCI Circuit
- C. CO/Smoke Detector installed in upper ceiling.

2) The Seller will correct the following items by closing:

- A. Strap water heater.
- B. Caulk tub/floor transition in upper bathroom.

3) If requested in the Purchase and Sale Agreement, the Seller will consider the following corrections by closing:

- A. Reseat Upper Floor Toilet.
- B. Reseal storm collar on roof Gas Appliance Vent.
- C. Perform repairs per attached Wu Construction estimate dated 2/12/2024.

Wu Construction, Inc.

Wu Construction, Inc.
(206) 361-8886
drainagepeople.com
LIC. #WUCONCI892Q9
wuconstruction@gmail.com



Order# 9808
Date: February 12, 2024
Property:
9808 NE 140 th Pl Kirkland, WA 98034

Office Use Only:
Contact Information:
Name: Tony Meier
Phone: 425-466-1000
Email: tony@windermere.com

<i>Proposed Estimate:</i>	Amount
1. Install an exterior below slab garage drainage system approximately 15' along the right-hand side of the garage with perforated pipe and drainage gravel (French drain)	\$2,550.00
2. Tie in the front right-hand side garage downspout drain	
3. Drain towards the frontside of the front yard in a drywell (approximately 42')	
4. Install drain board along the garage drainage system	
5. Backfill	
Subtractions/Discounts/Credits	
Subtotal:	\$2,550.00
Tax:	\$257.00
Total:	\$2,807.00

Notes:

Leaking noted at the front right-hand side corner of the interior of the garage (sealant has been applied)

We have been licensed, bonded, and insured since 1983.

Thank you for your business!

Thomas Wang
Vice President
Wu Construction Inc
Direct: (206) 786.1024
Office: (206) 361-8886
wangjthomas@gmail.com

Per Seller Inspection Cover Page: Seller will consider making this repair if specifically requested in the Purchase and Sale Agreement.